



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

September 1, 2011

Honorable Board of Supervisors
County of Los Angeles
Kenneth Hahn Hall of Administration, Room 383
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**PROJECT NO. TR071234-(5)
TENTATIVE TRACT MAP NO. 071234
OAK TREE PERMIT NO. 201000009
HOUSING PERMIT NO. 201000002
APPLICANT: LIN MUSCATEL, LLC
1369 BENTLEY COURT
WEST COVINA, CA 91791
EAST SAN GABRIEL ZONED DISTRICT
FIFTH SUPERVISORIAL DISTRICT (3-VOTE)**

SUBJECT

Lin Muscatel, LLC ("applicant") proposes a subdivision of land to create one multi-family lot with 30 detached condominium units on 4.2 gross acres. The project is located at 5006 North Bartlett Avenue in San Gabriel. Associated with the subdivision is an Oak tree permit request for the removal of one non-heritage Oak tree and to encroach into the protected zone of one heritage Oak tree. An administrative housing permit is also requested for a density bonus of five dwelling units with three dwelling units set aside for very low income households.

Modifications to the East Pasadena-San Gabriel Community Standards District ("CSD") are requested as housing permit incentives: reduced yard setbacks and reduced distance between main residential buildings. A Mitigated Negative Declaration ("MND") is prepared to reduce potential environmental impacts to a level of less than significant/no impact.

The Los Angeles County Regional Planning Commission ("Commission") held a public hearing on this matter on May 18, 2011, approved the project and adopted the MND. The project was subsequently appealed by community members to your Board on May 31, 2011.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Consider the MND for Tentative Tract Map No. 071234, together with any comments received during the public review process, find on the basis of the whole record before the Board that there is no substantial evidence the project will have a significant effect on the environment, find that the MND reflects the independent judgment and analysis of the Board, and adopt the MND.

2. Instruct County Counsel to prepare the necessary findings to affirm the Commission's approval of Tentative Tract Map No. 071234, Oak Tree Permit No. 201000009 and Housing Permit No. 201000002.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

1. Subdivide an underutilized and predominantly vacant parcel of land to allow 30 multi-family residences and a playground area that will enhance and be compatible with the surrounding community.
2. Allow a new residential development that will help preserve an existing heritage Oak tree and clean-up a former plant nursery site.
3. Assist the County in meeting its housing needs by providing 27 new market-rate units and three new affordable units for very low income households.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

Fiscal Responsibility

The project promotes the goal of fiscal responsibility. The proposed residential development, located in an urban revitalization area, will efficiently utilize existing infrastructure investments and reduce the demand for extension of linear utilities and infrastructure to undeveloped land located on or beyond the urban fringe.

Improving Quality of Life

The project also promotes the County's vision for improving the quality of life in Los Angeles County. The project allows for the redevelopment of an aging nursery site with 30 new detached residences that will have onsite amenities such as a swimming pool and playground area; a sound wall to minimize noise from an adjacent railroad corridor; ample guest parking; and through-access to two adjacent public streets. The project will result in a high-quality residential development that will improve the overall value and quality of life of the neighborhood.

FISCAL IMPACT/FINANCING

Approval of the proposed tentative tract map, Oak tree permit and housing permit should not result in any new significant costs to the County, as the owner is bearing the full costs of new development and construction. No request for financing is being made.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On May 18, 2011, the Commission conducted a public hearing on Tentative Tract Map No. 071234, Oak Tree Permit No. 201000009 and Housing Permit No. 201000002. The requests before the Commission were to consider a subdivision of land to create one multi-family lot with 30 new detached condominium units on 4.2 gross acres; consider the removal of one non-heritage Oak tree and an encroachment into the protected zone of one heritage Oak tree; and approve a ministerial housing permit request for a density bonus of five market-rate dwelling units with a set aside of three dwelling units for very low income households.

On May 18, 2011, the Commission voted 4-0 (one absent) to close the public hearing, adopt the MND, and approve the tentative tract map, Oak tree permit and housing permit.

Pursuant to subsection B of Section 21.56.010 and subsection A of Section 22.60.230 of the Los Angeles County Code ("County Code"), the tentative tract map, Oak tree permit and housing permit may be appealed to your Board. A public hearing is required pursuant to Section 22.60.240 of the County Code and Sections 65856 and 66452.5 of the Government Code. Notice of the hearing must be given pursuant to the procedures set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Government Code Sections 6061, 65090 and 65856 relating to notice of public hearing.

ENVIRONMENTAL DOCUMENTATION

An Initial Study was prepared for this project in compliance with the California Environmental Quality Act ("CEQA") (Public Resources Code Section 21000 et.seq.), the State CEQA Guidelines, and the environmental document reporting procedures and guidelines of the County of Los Angeles. In accordance with State and County Environmental Quality guidelines, a MND was prepared for this project, as the project will have less than significant or no impacts on the environment with project mitigation for *Mitigation Compliance, Fire/Sheriff, Education, Sewage Disposal, Visual Qualities, Cultural Resources, Biota, Air Quality, Water Quality, and Noise*. Notice is hereby given that the County of Los Angeles will consider a recommendation to adopt a MND. Based on the adoption of the MND, approval of the tentative tract map, Oak tree permit and housing permit will not have a significant impact on the environment.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Action on the proposed tentative tract map, Oak tree permit and housing permit is not expected to have a negative impact on current services.

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Respectfully Submitted,

A handwritten signature in black ink, appearing to read "R. Bruckner", is written over the printed name and title.

Richard J. Bruckner
Director

RJB:SA:NP:jds

Attachments: Findings and Conditions; Environmental Determination; Commission Staff
Report and Correspondence; Tentative Tract Map, Exhibit Map, Land Use
Map

c: Chief Executive Officer
County Counsel
Clerk of the Board
Assessor
Director, Department of Public Works
Director, Department of Regional Planning